

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		BAY STATE RD, ARLINGTON

## OWNERSHIP

Owner 1:	BROWNELL KEVIN			
Owner 2:	KERTZNER NATALIE			
Owner 3:				
Street 1:	55 BAY STATE RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	ROBERTS DAVID M & NADIA -		
Owner 2:	-		
Street 1:	55 BAY STATE RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Vinyl Exterior and 2553 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.14036	Total SF/SM:	6114	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR		Total:	512.908	Spl Credit		Total:	512.900
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6114.000	479,700		512,900	992,600
Total Card	0.140	479,700		512,900	992,600
Total Parcel	0.140	479,700		512,900	992,600
Source: Market Adj Cost		Total Value per SQ unit /Card:		388.87	/Parcel: 388.87

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	479,700	0	6,114.	512,900	992,600		Year end	12/23/2021
2021	101	FV	465,900	0	6,114.	512,900	978,800		Year End Roll	12/10/2020
2020	101	FV	463,600	0	6,114.	512,900	976,500	976,500	Year End Roll	12/18/2019
2019	101	FV	340,400	0	6,114.	663,800	1,004,200	1,004,200	Year End Roll	1/3/2019
2018	101	FV	328,600	0	6,114.	422,400	751,000	751,000	Year End Roll	12/20/2017
2017	101	FV	328,600	0	6,114.	386,200	714,800	714,800	Year End Roll	1/3/2017
2016	101	FV	328,600	0	6,114.	313,800	642,400	642,400	Year End	1/4/2016
2015	101	FV	315,900	0	6,114.	313,800	629,700	629,700	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2020	Measured	DGM	D Mann
4/12/2018	SQ Returned	MM	Mary M
11/18/2017	MEAS&NOTICE	BS	Barbara S
11/10/2017	MEAS&NOTICE	BS	Barbara S
5/5/2009	Measured	372	PATRIOT
1/23/2009	Meas/Inspect	294	PATRIOT
9/4/2008	External Ins	BR	B Rossignol
12/17/2006	MLS	HC	Helen Chinal
3/10/2005	Permit Visit	BR	B Rossignol

**Sign:** VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

[illegible]

512,908	Spl Credit	Total:	512,900
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apro

2023

